

**MINUTES
NEIGHBORHOOD ENHANCEMENT COMMISSION**

**REGULAR MEETING
Wednesday, September 1, 2004 – 5:30 PM
3rd Floor, One Civic Center**

Present: Chairman John Shultz
Vice Chair Patty Badenoch
Commissioner Dick Kiesell
Commissioner Jim Pompe
Commissioner Nancy Wendorf
Commissioner Lisa Haskell (Arrived 6:00 p.m.)

Absent: Commissioner John Horwitz

Staff Present: Raun Keagy, Joanie Mead

Guests: Beth Miller
Ted Vigenser
Judy Anderson
George Knowlton
Debbie Abele
Don Meserve

CALL TO ORDER/ROLL CALL

A regular meeting of the Neighborhood Enhancement Commission was called to order at 5:33 PM and members were present as stated above.

APPROVAL OF June 2, 2004 MEETING MINUTES

COMMISSIONER BADENOCH MOVED THAT THE MINUTES BE APPROVED AS WRITTEN. COMMISSIONER KIESELL SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND DISCUSSION ON THE CITY'S WATER CONSERVATION PROGRAMS

Beth Miller, Water Resource Advisor, discussed several programs and services the city provides to assist with and encourage water conservation. She distributed brochures for some of the city programs to include; landscaping workshops, self audit kits, Plumbing Rebate Program and Landscape Rebate Program. She discussed the programs and their benefit to Scottsdale residents and businesses.

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Commissioner Kiesell posed a hypothetical question to Ms. Miller regarding a complex that had a pipe coming into the complex that had one meter for both irrigation water and inside water. He asked if the pipe split into two and one meter was installed for irrigation and another for inside use, what the savings would be. Ms. Miller indicated that if a city water meter were installed, the property would not be charged sewer charges on the meter for landscape irrigation. The water price would be the same.

Commissioner Kiesell asked if installing two water meters would cause the consumer to use less water. Ms. Miller said that it would probably not conserve water, but it would probably cause you to be more conscious of how the water is being used. It would give you a better idea if you had some leaks or if systems were running longer than they should.

Chairman Shultz asked if the programs were part of a grant or a general fund. They are out of the water resources fund, which is an enterprise fund. Commissioner Wendorf asked if there is any data on how much water has been conserved as a result of these programs. Ms. Miller replied that it is difficult to quantify, but the overall water usage in the city dropped by 5% in 2003. This was probably due to many factors. Commissioner Wendorf asked if the Water Resources Department would be participating in the GAIN night. Ms. Miller replied that they would.

**PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CAMELLO
VISTA (HOA 6-04) – NOTE: THIS APPLICATION WAS TABLED FROM JUNE 2
TO GET CLARIFICATION FROM WATER RESOURCES REGARDING WATER
METERS.**

Mr. Keagy distributed a handout that contained copies of a couple of emails. He read the emails into the record. The email was received on August 31, 2004 at 3:54 p.m. from Mr. Michael Merrill. (***Please see attachment one for email text.***)

Commissioner Kiesell asked who the author of email was. Mr. Keagy explained that Mr. Merrill is a resident of Scottsdale who had attended an NEC meeting at the beginning of the year and regularly attends council meetings.

Commissioner Wendorf asks what the legal standing is regarding reverse discrimination. She stated that this is an organized group. It may or may not be registered with the city. Any quick legal review or standing on that?

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Mr. Keagy indicates that any neighborhood, organized or unorganized, has the ability to access these public funds. We cannot discriminate against one neighborhood over another simply because they have an operating budget of X number of dollars. He said that point has been clarified several times by our attorneys both here in front of the commission as well as in writing as the commission was adopting its guidelines. The commission has the ability to direct the funds based on qualified revitalization goals. Everyone has same access to the funds, but if there are goals that are adopted, the commission can certainly give preference to one neighborhood over another specifically if there is competition for the same dollars.

Commissioner Wendorf clarified that even if a neighborhood has met all the criteria in the application, the commission has the freedom to vote of where the priority of those funds must go even though they are all qualified. She concluded that the commission could look at the non-HOA versus the HOAs that have met the criteria and vote all non-HOAs.

Mr. Keagy indicated that that is true and that the commission has made decisions based on enhancement versus maintenance. The commission has made recommendations for denial based on a portion or all of the project being considered a maintenance project as opposed to something that enhances the neighborhood and provides some sort of additional benefit for the neighborhood.

Commissioner Badenoch asked if the author of the email was citing a specific breach of guidelines. Mr. Keagy said that he cannot comment on what his intent was in the email, but could only present what was written.

Chairman Shultz said that every year the commission looks at guidelines and addresses them. One of the goals of the commission is water conservation, too.

Judy Anderson, Property Manager for Camello Vista HOA stated that the association started this process mainly to do water conservation. It is important what the association know what water it is using in their buildings as well as on the landscaping. As of now, they have no idea when leaks occur or when there is a great deal of water usage.

Ted Vigenser, General Superintendent for the company that handles the landscape for Camello Vista stated that the association is trying to revitalize the property, which is 30 years old. The irrigation system is very old; so they are spending a lot of time and money on mainline repairs throughout the property. They have done some upgrading of clocks over the years. They are trying to upgrade the property and

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Xeriscape certain parts of the property. The main issue in that project is the age of their irrigation system. When they started working on re-doing the mainline, they realized that the home use water and irrigation was not metered separately. There is a sewer savings on the landscape water if it is separate. It also makes leaks more recognizable. He indicated that one might not use less water just because the water is split, but might be will be more conscious of it.

Mr. Vigenser indicated that the water department did not want to install a city meter and that they could use sub-meters that can be read by an outside company. That company reports it back to the city. The city adjusts the fees and credits the fees back at the end of the year. He stated while he understands that the commission doesn't think that the project would enhance areas outside of Camello Vista, it is the first step towards enhancing the property. They can't re-landscape or switch to xeriscape while they have this problem.

Chairman Shultz asked what the average life of a line is. Mr. Vigenser indicated that the line should last 30-40 years.

Commissioner Kiesell stated that he still has problems with the application. The facility will save some money by not paying the sewer charges, but that is strictly an economic issue. Commissioner Kiesell indicated that he saw no evidence that less water would be used and that there was no plan presented to the commission as to which areas will be xeriscaped and when. He stated that the application seems to be one of simple economics.

Commissioner Wendorf stated that Commissioner Kiesell made a good point. She addressed the applicants, stating that they have to start somewhere, but that vision isn't there at this moment. There needs to be a presentation to close that loop of intent. She stated that time and again, the commission sees issues with associations that don't have plans for maintenance. She would like that to be a part of the Neighborhood College.

Chairman Shultz asked if Camello Vista has had a reserve study done. Ms. Anderson indicated that they have and the board is currently reviewing it.

Commissioner Pompe stated that his HOA has had the same issue where they went through and changed to xeriscape. There was an element of xeriscape that would have qualified. The plumbing aspect of it doesn't. He stated that this application seems to be one element short of something that should be presented to this commission.

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COMMISSIONER KIESELL MOVED THAT THE APPLICATION BE DENIED.
COMMISSIONER POMPE SECONDED THE MOTION.

Commissioner Wendorf indicated that she would like to have amended the motion rather than flatly deny it. She stated that if they association could come back with a xeriscape plan that contained a plumbing change that they would pay for, and then the commission could help supplement the xeriscape. That might be something that could be later approved or reviewed.

Commissioner Kiesell agreed that if the organization wanted to do some xeriscape, this commission would certainly welcome a new application. However, as far as the current application is concerned, that is not part of the issue. He stated that certainly, if the organization wants to come in at the next input with a map showing what they are going to change to xeriscape, he is in support of that.

Commissioner Wendorf stated that she thought there would be a way that the application and the time of the process could be saved if the intent was purely due to misunderstanding of the charter.

Commissioner Kiesell stated that he thinks Commissioner Wendorf's intentions are admirable, but that he doesn't believe it is the commission's duty to write the applications for the applicants.

Commissioner Wendorf stated that she was just trying to save the place hold to amend the application even if they have to change it 85%.

Mr. Vigenser asked if they would have to attend the class again to re-qualify. Ms. Meade stated that because the format of the class has not changed, they would not have to attend.

COMMISSION VOTED ON MOTION TO DENY. MOTION FAILS 3-3.

Mr. Keagy explains that there are two options. A substitute motion could be made or this item would be tabled until the 7th commissioner is here to break the tie.

COMMISSIONER WENDORF MOVED THAT THIS GROUP COME BACK AND AMEND THEIR APPLICATION TO FOLLOW THE FOCUS AND THE CHARTER OF THE TRUE INTENT OF THE APPLICATION, WATER CONSERVATION. ONCE THE APPLICATION IS AMENDED AND REVEIWED BY THE STAFF, IT WOULD BE BROUGHT BEFORE THE COMISSION AGAIN TO BE VOTED ON.

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COMMISSIONER BADENOCH SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

**PRESENTATION AND DISCUSSION ON THE HISTORIC PRESERVATION
COMMISSION'S RECOMMENDATION ON PROPOSED NEIGHBORHOODS TO
CONSIDER FOR HISTORIC DISTRICT DESIGNATION.**

Debbie Abele explained that a Historic Register Committee, which is a sub-committee to the Historic Preservation Commission, have spent two years studying the issue. This group has identified 37 neighborhoods which were built in the 1950's. These are neighborhoods that were platted and 75% of the homes were built out before 1959. The sub-committee evaluated those neighborhoods and identified the top 20 that they wanted to recognize as significant. Then the group identified the top 5 neighborhoods that are the best illustrations. This information was presented to the commission and is currently under review.

The next step in the process is to gather community input. Two open houses will be held to present information to the public and gather input from residents.

Commissioner Badenoch said that her neighborhood had attempted to be designated and was turned down. Now many of the homes have been altered or torn down and replaced. Commissioner Badenoch toured the neighborhoods on the list. She stated that many of the homes were in need of repair. She questioned how the homes would retain their property values in terms of quality living spaces if there are all these criteria regarding what they can and can't do.

Ms. Abele stated that there is documented evidence nationwide is that property values in historically designated areas appreciate or remain neutral. One of the reasons for this is that the people who buy in these neighborhoods want and care about the old houses. She stated that the historic neighborhoods attract the kinds of residents you want in the neighborhood.

Ms. Abele said that the information would be provided regarding why the neighborhoods are important. They would also provide technical assistance, design guidelines, information about understanding and maintenance of a historic home. They have also proposed the creation of an exterior rehab fund. This money would be made available on a matching basis to enable people to undertake the right kind of repairs.

Commissioner Badenoch clarified that a home that is beyond repair could be torn down and rebuilt within the guidelines. She then asks if is this like imposing an HOA

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in a non-HOA neighborhood. Ms. Abele indicated that it wasn't but that it was a level of regulation. She stated that it is a way for the community to protect the things it thinks are significant. Not all buildings in a designated neighborhood will be compliant. Some of the neighborhoods in Scottsdale are 90-95% compliant.

Commissioner Wendorf asked if the general plan would be amended. Ms. Abele replied that the zoning map would be changed and a document prepared that would contain the technical guidelines for the historic district. If that document has any financial elements, it would need to be approved by council.

Commissioner Haskell asked what the specific advantages would be to live in or near a designated area. Ms. Abele said that it would help to stem decline and encourage reinvestment in the neighborhood. She stated that there were ways to abate property tax increases. She also said that historic neighborhoods on the average have more diversity in age, race and ethnicity than other neighborhoods.

**PRESENTATION AND POSSIBLE COMMISSION ACTION ON DEVELOPING
AWARDS PROGRAM FOR RECIPIENTS OF NEP FUNDING**

Mr. George Knowlton presented a proposal and suggestions for developing a reward program for upkeep and improvement of residential, commercial and multi-family properties. He suggested that the code enforcement officers needed to be proactive rather than reactive in enforcement and this would allow them a device to positively reinforce the efforts they see being made to improve neighborhoods and properties. He proposed that there would be several categories eligible for reward including horse properties, apartments, shopping centers, churches and residences. Mr. Knowlton indicated that the commission would need to develop fair criteria for the award program. He made several suggestions for the actual award. Mr. Knowlton also indicated that he would like to see a reward system for code enforcement officers who have made significant contributions as well.

Mr. Keagy indicated that there have been several rewards programs in the past. Those programs were successful, but had run their course. He felt the time was right to look at a new program. He gave the examples of past programs as the Pride Award during Mayor Drinkwater's term and the Outlook Awards. Awards for these programs ranged from a t-shirt to a house number plaque.

**PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CITIZENS
POLICE ACADEMY ALUMNI ASSOCIATION FOR THE 2004 GAIN EVENT
(Getting Arizona Involved in Neighborhoods.)**

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Ms. Meade and Mr. Keagy stated that they had received a request from the Citizens' Police Alumni Association for funding for the GAIN Kick Off and Event in the amount of \$4140.00. This is similar in amount to what commission funded for the event last year. The money would be used to purchase party supplies, t-shirts, banners, sliding door locks, smoke detectors and other items necessary for the event.

Commissioner Kiesell questioned how the success of the event was measured. Ms. Meade responded that the neighborhood participation is tracked. She stated that the GAIN event was a celebration of the block watch program and those involved in the program. Commissioner Wendorf said that the neighborhoods and participants register and that this would provide a good database for the commission to use to solicit applications.

Commissioner Kiesell asked if any other groups contribute financially to the event. Ms. Meade indicated that some funds would come from APS. Mr. Keagy said that many of the donations for the event are in-kind donations. Commissioner Kiesell said that it seemed like the organization would need discretionary funds in order to be able to support the event.

Chairman Shultz stated that he would not vote in this matter as he is a member of the Citizen Police Academy Alumni Association.

COMMISSIONER WENDORF MOVED AND COMMISSIONER BADENOCH SECONDED THE MOTION TO APPROVE THE REQUEST TO SUPPORT THE GAIN EVENTS IN THE AMOUNT OF \$4,140.00. MOTION PASSED UNANIMOUSLY WITH CHAIRMAN SHULTZ NOT VOTING.

STAFF AND COMMISSION UPDATES

Mr. Keagy told commission members that the terms of two commissioners would expire soon. Commissioner Badenoch's term would expire that night at midnight. Commissioner Shultz's term will be expiring on October 1st. He also stated that it was Commissioner Wendorf's last meeting. He invited her back for a formal goodbye in October.

Ms. Meade stated that the Neighborhood Partnership Program Workshops for HOAs are scheduled for September 9, 2004 at 6:30 p.m. at the Design Studio and also on September 14, 2004 at 6:30 p.m. at the Mustang Library. The next application deadline is November 5, 2004.

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NEXT MEETING DATE

The next regular meeting of the Neighborhood Enhancement Commission will be on October 6, 2004 at 5:30 p.m.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Julie Conway
Recording Secretary